



City of Annapolis

Department of Planning & Zoning

145 Gorman Street, 3rd Fl

Annapolis, MD 21401-2535

PlanZone@annapolis.gov • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • www.annapolis.gov

Historic Preservation Commission

March 10, 2015

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public meeting on March 10, 2015 in the City Council Chambers. **Chair** Kennedy called the meeting to order at 7:31pm.

Commissioners Present: **Chair** Kennedy, **Vice Chair** Leahy, Finch, Kabriel, Toews, Phillips, Zeno

Staff Present: Craig-Historic Preservation Officer, G. Elson-Assistant City Attorney,

Chair Kennedy introduced the commissioners and staff. She stated the Commission's purpose pursuant to the authority of the land use articles and administered the oath en mass to all persons intending to testify at the hearing.

C. APPROVAL OF MINUTES

Ms. Zeno moved approval of the September 25, 2014 as amended, November 11, 2014 as written, December 9, 2014 as amended and December 17 as written, January 13, 2015 as amended and January 22, 2015 as written. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 7-0.

D. ANNOUNCEMENTS

Ms. Craig announced that the National Preservation Conference will be hosted on November 3-6, 2015 in Washington DC this year. She has been notified that the proposal for a mobile workshop tour of Annapolis has been accepted/approved so the City will be hosting a tour of the outstanding landmark locations of which will include some of the cultural landscape survey and hazard mitigation plan sites. There will also be opportunities for training available to commissioners using MHT grant funding at the conference. She encouraged members to hold the dates on their calendars.

E. VIOLATIONS

There were none.

F. CONSENT DOCKET

- 1. 56-58 Maryland Avenue** – Dan Petro – Install concrete paver parking pad. **Approved as submitted.**
- 4. 158 Main Street** – Donna Bacchi – Replace four storefront panel windows to increase glass size. **Approved as submitted.**
- 5. Susan B. Campbell Park, the end of Prince George Street, Newman Street Park and the Donner Lot** – Karen Theimer-Brown – MainStreets Annapolis Partnership – Installation of artistic bike racks. **Approved as conditioned that the applicant obtain approval from Annapolis Heritage Commission on the wording of the interpretive signage and that the final design be submitted to staff for review.**

Mr. Wayne Speight shared a prototype of the bike rack for the commissioners to review.

Vice Chair Leahy moved to approve the applications for 56-58 Maryland Avenue as submitted, 158 Main Street as submitted and Susan B. Campbell Park, end of Prince George Street, Newman Street Park and the Donner Lot as conditioned on the consent docket. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 6-0 with one abstention.

G. OLD BUSINESS

- 1. 3 Revell Street** – Mary Ann Treger – Enclose a portion of the existing first floor deck and terrace area below. Construct terrace deck above the first floor enclosure and install new windows and relocate existing doors.

Chair Kennedy clarified that the application for 3 Revell Street was originally scheduled to be heard in December 2014 but was actually heard in January 2015. The application was continued to the February 10, 2015 meeting to allow for additional rebuttal testimony with a set deadline to receive this testimony by February 24, 2015. She declared the public testimony closed after receiving Exhibit “N” and “O” so no more testimony will be accepted.

Chair Kennedy detailed a course of process for the deliberations as follows: the HPC first needs to establish what type of review to apply to both 3 Revell Street as the resource and 83 Shipwright Street that may or may not be impacted by this application. The HPC then must determine what standard of review relating to the view shed to employ whether it be a lenient or strict to determine if A.1 is an applicable guideline. Also HPC needs to determine what structures to apply guideline A.3.

The HPC agreed that 3 Revell Street is a noncontributing structure so requires a lenient standard of review and 83 Shipwright Street is a contributing structure. The question is whether the portion of 83 Shipwright Street that has been altered could be changed to a lenient standard of review. Ms. Zeno does not believe that the 3 Revell Street addition will have a serious impact on 83 Shipwright Street. Ms. Phillips believes that the character of the historic district is lost with this project as it relates to guideline A.3. Mr. Kabriel has concerns about the view from the water as does Ms. Finch. Mr. Toews is persuaded that the project has a lower impact on 83 Shipwright Street. **Vice Chair** Leahy also believes that it does not have an adverse impact on the 83 Shipwright Street view.

Chair Kennedy noted that it appears from the deliberations that Commissioners Kabriel, Phillips, Finch and herself believe that guideline A.3 has not been met and that there will be an adverse impact to the view shed. Commissioners Leahy, Toews and Zeno disagree.

Vice Chair Leahy noted that whereas the application for 3 Revell Street complies with HPC guidelines A.3, B.1, B.6, D.15, D.18, D.24 and D.28b, moved approval as amended. Mr. Toews seconded the motion. After noting that deliberations regarding other guidelines besides A.3 had not been discussed, **Vice Chair** Leahy withdrew the motion.

Vice Chair Leahy moved that the HPC adopt findings that the application for 3 Revell Street complies with guideline A.3. Mr. Toews seconded the motion. The motion passed in a vote of 4-3. (Phillips, Kennedy and Finch dissent)

The application was continued and the public hearing will be reopened to allow testimony on those guidelines that were not discussed at previous meetings. The application will be continued to the March 26, 2015 administrative meeting. The applicant acknowledged that the application would be continued to March 26, 2015.

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
N	T. Lomax Letter dated February 23, 2015
O	Sheahan Rebuttal to 3 Revell Street HPC Application dated February 24, 2015

2. 120 Duke of Gloucester Street – Jan van Zutphen/City of Annapolis – Tree Removal - **CONTINUED**

H. NEW BUSINESS

2. 12 Revell Street – David and Susan Boyd – Remove steel circular staircase at rear of house, enclose a portion of the existing rear deck and relocate one condenser unit to the rear corner of yard.

Ms. Boyd had nothing more to add to that previously submitted.

Staff: Ms. Craig restated her written staff report and recommended approval of the application as submitted.

Public: Public testimony opened at 8:41pm and no one from the public spoke in favor or opposition to the application so **Chair** Kennedy declared the public testimony closed at 8:42pm.

Commissioners: There were no deliberations on the application.

The following Commissioners made a site visit on this application.

Name
Kennedy, Toews, Finch, Kabriel, Zeno

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application undated
B	Supplemental Information – Notes on Exterior Construction - undated
C	Staff Report dated 3/3/15

Vice Chair Leahy noted that whereas the application for 12 Revell Street complies with HPC guidelines D.1, D.15, D.18, D.23, D.28b and SOI #9, moved approval as submitted. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

3. 180 Main Street – Jana Fisher/Morrell Development, Inc. – Install retractable awning over second floor balcony

Ms. Fisher had nothing more to add to that previously submitted.

Staff: Ms. Craig restated the written staff report and recommended conditional approval as detailed in the staff report dated January 27, 2015.

Public: Public testimony opened at 8:44pm and no one from the public spoke in favor or in opposition of the application so **Chair** Kennedy declared the public testimony closed at 8:46pm.

Commissioners: There were no deliberations on this application.

The following Commissioners made a site visit on this application.

Name
Kennedy, Zeno, Toews, Finch, Phillips, Kabriel, Leahy

Chair Kennedy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	HPC Application undated
B	Letter from Nilos T. Sakellariou dated 3/6/15
C	Staff Report dated 3/3/15

Ms. Phillips noted that whereas the application for 180 Main Street complies with HPC guidelines A.1, B.1, and D.36, moved approval as submitted. Ms. Zeno seconded the motion. The motion passed unanimously in a vote of 7-0.

I. ADMINISTRATIVE BUSINESS

Chair Kennedy reminded commissioners that 3 Revell Street is an open case and should not be discussed outside of the meeting process.

1. Extension of Certificate of Approval #HPC2012-262

Ms. Craig explained that 8 Maryland Avenue received two building permits after the issuance of two certificates of approval. The windows were replaced but significant work remains. She noted that all of the work occurred during the tolling process and permits were extended so certificates of approval are also requested for extension.

Vice Chair Leahy moved to instruct staff to extend certificate of approvals for 8 Maryland Avenue to June 30, 2015. Mr. Toews seconded the motion. The motion passed unanimously in a vote of 7-0.

2. Administrative Approvals Issued from October 2014 – December 2014

Ms. Zeno moved to move the administrative approvals for October 2014 through December 2014 in the record. Mr. Kabriel seconded the motion. The motion passed unanimously in a vote of 7-0.

3. Ordinance #O-5-15

Chair Kennedy referred to the draft memo on Ordinance O-5-15 and asked commissioners to send her their comments relative to their review of the memo via email.

J. ADJOURNMENT

With there being no further business, **Vice Chair** Leahy moved to adjourn the meeting at 8:58pm. Ms. Finch seconded the motion. The motion passed unanimously in a vote of 7-0.

The next meeting is scheduled for March 26, 2015 at the City Council Chambers.

Tami Hook, Recorder